

# Community Data Snapshot | Frankfort

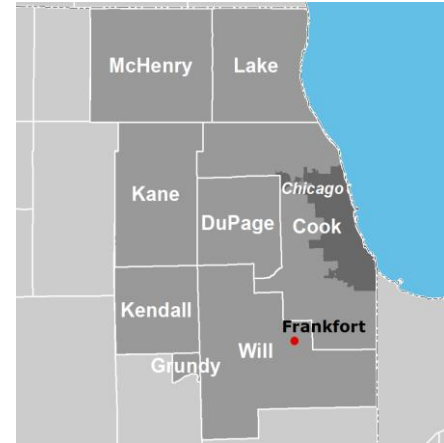
## GENERAL POPULATION CHARACTERISTICS, 2013

|                                   | Community | Will County** | CMAP Region |
|-----------------------------------|-----------|---------------|-------------|
| <b>Total Population</b>           | 17,958    | 679,688       | 8,459,768   |
| <b>Total Households</b>           | 5,671     | 222,652       | 3,050,372   |
| <b>Average Household Size</b>     | 3.1       | 3.0           | 2.7         |
| <b>Population Change, 2000-10</b> | 71.1%     | 34.9%         | 3.5%        |
| <b>Median Age*</b>                | 40.7      | 35.8          | 36.0        |

Source: 2000 and 2010 Census, 2013 American Community Survey five-year estimates.

\*Note that all Regional Medians were calculated based on Grouped Frequency Distributions.

\*\*For municipalities located in more than one county, data provided is for the county containing the largest portion of the municipality.



## RACE AND ETHNICITY, 2013

|                            | Community |         | Will County |         | CMAP Region |         |
|----------------------------|-----------|---------|-------------|---------|-------------|---------|
|                            | Count     | Percent | Count       | Percent | Count       | Percent |
| <b>White</b>               | 15,545    | 86.6    | 453,732     | 66.8    | 4,475,512   | 52.9    |
| <b>Hispanic or Latino*</b> | 517       | 2.9     | 107,830     | 15.9    | 1,850,343   | 21.9    |
| <b>Black</b>               | 1,174     | 6.5     | 73,290      | 10.8    | 1,453,894   | 17.2    |
| <b>Asian</b>               | 408       | 2.3     | 31,743      | 4.7     | 533,554     | 6.3     |
| <b>Other</b>               | 314       | 1.7     | 13,093      | 1.9     | 146,465     | 1.7     |

Source: 2013 American Community Survey, five-year estimates.

Universe: Total population.

\*Includes Hispanic or Latino residents of any race

## AGE COHORTS, 2013

|                     | Community |         | Will County |         | CMAP Region |         |
|---------------------|-----------|---------|-------------|---------|-------------|---------|
|                     | Count     | Percent | Count       | Percent | Count       | Percent |
| <b>19 and under</b> | 5,874     | 32.7    | 211,172     | 31.1    | 2,318,426   | 27.4    |
| <b>20 to 34</b>     | 1,831     | 10.2    | 120,048     | 17.7    | 1,797,403   | 21.2    |
| <b>35 to 49</b>     | 4,412     | 24.6    | 160,250     | 23.6    | 1,786,910   | 21.1    |
| <b>50 to 64</b>     | 3,647     | 20.3    | 121,520     | 17.9    | 1,571,064   | 18.6    |
| <b>65 to 79</b>     | 1,845     | 10.3    | 50,701      | 7.5     | 709,759     | 8.4     |
| <b>80 and Older</b> | 349       | 1.9     | 15,997      | 2.4     | 276,206     | 3.3     |

Source: 2013 American Community Survey five-year estimates.

Universe: Total population.

## HOUSEHOLD INCOME, 2013

|                               | Community |         | Will County |         | CMAP Region |         |
|-------------------------------|-----------|---------|-------------|---------|-------------|---------|
|                               | Count     | Percent | Count       | Percent | Count       | Percent |
| <b>Less than \$25,000</b>     | 447       | 7.9     | 28,766      | 12.9    | 606,898     | 19.9    |
| <b>\$25,000 to \$49,999</b>   | 520       | 9.2     | 39,875      | 17.9    | 641,798     | 21.0    |
| <b>\$50,000 to \$74,999</b>   | 647       | 11.4    | 40,812      | 18.3    | 528,326     | 17.3    |
| <b>\$75,000 to \$99,999</b>   | 793       | 14.0    | 35,636      | 16.0    | 397,228     | 13.0    |
| <b>\$100,000 to \$149,999</b> | 1,294     | 22.8    | 45,184      | 20.3    | 465,926     | 15.3    |
| <b>\$150,000 and Over</b>     | 1,970     | 34.7    | 32,379      | 14.5    | 410,196     | 13.4    |
| <b>Median Income</b>          | \$113,264 |         | \$76,147    |         | \$62,447    |         |

Source: 2013 American Community Survey five-year estimates.

Universe: Total households.

## EDUCATIONAL ATTAINMENT, 2013

|                                      | Community |         | Will County |         | CMAP Region |         |
|--------------------------------------|-----------|---------|-------------|---------|-------------|---------|
|                                      | Count     | Percent | Count       | Percent | Count       | Percent |
| <b>High School Diploma or Higher</b> | 10,958    | 97.3    | 388,963     | 90.5    | 4,824,125   | 86.4    |
| <b>Bachelor's Degree or Higher</b>   | 6,083     | 54.0    | 138,985     | 32.3    | 2,015,618   | 36.1    |

Source: 2013 American Community Survey five-year estimates.

Universe: Population 25 and older.



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### HOUSING AND TENURE, 2013

|                               | Community |             | Will County |             | CMAP Region |             |
|-------------------------------|-----------|-------------|-------------|-------------|-------------|-------------|
|                               | Count     | Percent     | Count       | Percent     | Count       | Percent     |
| <b>Occupied Housing Units</b> | 5,671     | <b>95.1</b> | 222,652     | <b>93.6</b> | 3,050,372   | <b>90.5</b> |
| Owner-Occupied                | 5,377     | 94.8        | 184,498     | 82.9        | 1,995,385   | 65.4        |
| Renter-Occupied               | 294       | 5.2         | 38,154      | 17.1        | 1,054,987   | 34.6        |
| <b>Vacant Housing Units</b>   | 294       | <b>4.9</b>  | 15,154      | <b>6.4</b>  | 319,069     | <b>9.5</b>  |

Source: 2013 American Community Survey five-year estimates.

Universe: Total housing units.

### HOUSING TYPE, 2013

|                                | Community |         | Will County |         | CMAP Region |         |
|--------------------------------|-----------|---------|-------------|---------|-------------|---------|
|                                | Count     | Percent | Count       | Percent | Count       | Percent |
| <b>Single Family, Detached</b> | 4,858     | 81.4    | 176,301     | 75.3    | 1,681,097   | 50.3    |
| <b>Single Family, Attached</b> | 859       | 14.4    | 28,696      | 12.3    | 258,105     | 7.7     |
| <b>2 Units</b>                 | 28        | 0.5     | 4,905       | 2.1     | 239,024     | 7.2     |
| <b>3 or 4 Units</b>            | 77        | 1.3     | 5,553       | 2.4     | 285,785     | 8.5     |
| <b>5 or more Units</b>         | 143       | 2.4     | 18,718      | 8.0     | 878,662     | 26.3    |

Source: 2013 American Community Survey five-year estimates.

Universe: Total housing units excluding mobile, boat, RV, van, etc.

### HOUSING SIZE, 2013

|                                | Community  |         | Will County |         | CMAP Region |         |
|--------------------------------|------------|---------|-------------|---------|-------------|---------|
|                                | Count      | Percent | Count       | Percent | Count       | Percent |
| <b>0 to 1 Bedrooms</b>         | 28         | 0.5     | 13,921      | 5.9     | 549,362     | 16.3    |
| <b>2 Bedrooms</b>              | 817        | 13.7    | 47,196      | 19.8    | 962,966     | 28.6    |
| <b>3 Bedrooms</b>              | 2,123      | 35.6    | 99,383      | 41.8    | 1,135,910   | 33.7    |
| <b>4 Bedrooms</b>              | 2,387      | 40.0    | 65,046      | 27.4    | 568,956     | 16.9    |
| <b>5+ Bedrooms</b>             | 610        | 10.2    | 12,260      | 5.2     | 152,247     | 4.5     |
| <b>Median Number of Rooms*</b> | <b>7.9</b> |         | <b>6.5</b>  |         | <b>6.0</b>  |         |

Source: 2013 American Community Survey five-year estimates.

Universe: Total housing units.

\*Includes all rooms.

### HOUSING AGE, 2013

|                            | Community |         | Will County |         | CMAP Region |         |
|----------------------------|-----------|---------|-------------|---------|-------------|---------|
|                            | Count     | Percent | Count       | Percent | Count       | Percent |
| <b>Built 2000 or Later</b> | 2,171     | 36.4    | 64,400      | 27.1    | 398,379     | 11.8    |
| <b>Built 1970 to 1999</b>  | 3,075     | 51.6    | 110,856     | 46.6    | 1,119,962   | 33.2    |
| <b>Built 1940 to 1969</b>  | 466       | 7.8     | 45,043      | 18.9    | 1,067,473   | 31.7    |
| <b>Built Before 1940</b>   | 253       | 4.2     | 17,507      | 7.4     | 783,627     | 23.3    |
| <b>Median Year Built</b>   | 1994      |         | 1990        |         | 1966        |         |

Source: 2013 American Community Survey five-year estimates.

Universe: Total housing units.

### HOUSING & TRANSPORTATION (H+T)\* COSTS, PERCENT OF INCOME PER HOUSEHOLD

|                      | Median-Income Family | Low-Income Single-Parent Family | Moderate-Income Retired Couple | Moderate-Income Family |
|----------------------|----------------------|---------------------------------|--------------------------------|------------------------|
| Housing Costs        | 33.3                 | 62.5                            | 42.1                           | 41.3                   |
| Transportation Costs | 24.2                 | 35.2                            | 15.2                           | 23.7                   |
| <b>H + T Costs</b>   | <b>57.5</b>          | <b>97.7</b>                     | <b>57.4</b>                    | <b>65.0</b>            |

Source: Location Affordability Index, U.S. Dept. of Transportation and U.S. Dept. of Housing and Urban Development

\*The purpose of the H+T Index is to isolate the effect of location on housing and transportation costs, grouped by common demographic characteristics that form four distinct household types. The values above represent the percent of household income that an average household within each of these types in the region would spend on housing and transportation if they lived in this county. The standard threshold of affordability is equal to 30 percent for housing costs and 45 percent for housing and transportation costs combined. For more information, visit [www.locationaffordability.info/About\\_Data.aspx](http://www.locationaffordability.info/About_Data.aspx).



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### EMPLOYMENT STATUS, 2013

|                           | Community |             | Will County |             | CMAP Region |             |
|---------------------------|-----------|-------------|-------------|-------------|-------------|-------------|
|                           | Count     | Percent     | Count       | Percent     | Count       | Percent     |
| <b>In Labor Force</b>     | 8,839     | <b>67.7</b> | 358,428     | <b>70.2</b> | 4,512,014   | <b>68.2</b> |
| Employed*                 | 8,377     | 94.8        | 323,606     | 90.3        | 4,001,000   | 88.7        |
| Unemployed                | 462       | 5.2         | 34,620      | 9.7         | 497,606     | 11.0        |
| <b>Not In Labor Force</b> | 4,215     | <b>32.3</b> | 152,038     | <b>29.8</b> | 2,104,803   | <b>31.8</b> |

Source: 2013 American Community Survey, five-year estimates.

Universe: Population aged 16 and over.

\*Does not include employed population in the Armed Forces.

### PRIVATE SECTOR EMPLOYMENT, 2013\*

|                                   | Community |         | Will County |         | Six-County Region** |         |
|-----------------------------------|-----------|---------|-------------|---------|---------------------|---------|
|                                   | Count     | Percent | Count       | Percent | Count               | Percent |
| <b>Private Employment</b>         | 7,230     | N/A     | 171,353     | N/A     | 3,314,262           | N/A     |
| <b>Job Change (2003-13)</b>       | 643       | 8.9     | 50,431      | 29.4    | 2,333               | 0.1     |
| <b>Private Sector Jobs per HH</b> | 1.27      |         | 0.77        |         | 1.09                |         |

Source: Illinois Department of Employment Security (IDES).

\*Figures exclude employees not covered by unemployment insurance.

\*\*Kendall County is not included in IDES data.

### EMPLOYMENT OF COMMUNITY RESIDENTS, 2011

| <i>By Industry Sector</i> | Count | Percent |
|---------------------------|-------|---------|
| <b>Health Care</b>        | 1,248 | 14.1    |
| <b>Education</b>          | 1,001 | 11.3    |
| <b>Retail Trade</b>       | 972   | 11.0    |
| <b>Manufacturing</b>      | 833   | 9.4     |
| <b>Professional</b>       | 662   | 7.5     |

### EMPLOYMENT IN THE COMMUNITY, 2011

| <i>By Industry Sector</i>     | Count | Percent |
|-------------------------------|-------|---------|
| <b>Retail Trade</b>           | 1,164 | 15.8    |
| <b>Education</b>              | 874   | 11.9    |
| <b>Manufacturing</b>          | 860   | 11.7    |
| <b>Accommodation and Food</b> | 815   | 11.1    |
| <b>Health Care</b>            | 808   | 11.0    |

#### *By Employment Location*

|                    | Count | Percent |
|--------------------|-------|---------|
| <b>Chicago</b>     | 1,623 | 18.4    |
| <b>Frankfort</b>   | 654   | 7.4     |
| <b>Tinley Park</b> | 356   | 4.0     |
| <b>Joliet</b>      | 354   | 4.0     |
| <b>Orland Park</b> | 312   | 3.5     |

#### *By Residence Location*

|                    | Count | Percent |
|--------------------|-------|---------|
| <b>Frankfort</b>   | 654   | 8.9     |
| <b>New Lenox</b>   | 450   | 6.1     |
| <b>Chicago</b>     | 409   | 5.5     |
| <b>Tinley Park</b> | 397   | 5.4     |
| <b>Mokena</b>      | 384   | 5.2     |

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program.

### MODE OF TRAVEL TO WORK, 2013

|                        | Community |              | Will County |              | CMAP Region |              |
|------------------------|-----------|--------------|-------------|--------------|-------------|--------------|
|                        | Count     | Percent      | Count       | Percent      | Count       | Percent      |
| <i>Work at Home*</i>   | 456       | N/A          | 12,773      | N/A          | 172,818     | N/A          |
| Drive Alone            | 6,534     | 85.2         | 261,339     | 85.9         | 2,731,295   | 72.7         |
| Carpool                | 439       | 5.7          | 23,048      | 7.6          | 339,800     | 9.0          |
| Transit                | 632       | 8.2          | 13,301      | 4.4          | 488,106     | 13.0         |
| Walk or Bike           | 25        | 0.3          | 3,067       | 1.0          | 156,261     | 4.2          |
| Other                  | 37        | 0.5          | 3,442       | 1.1          | 42,664      | 1.1          |
| <b>TOTAL COMMUTERS</b> | 7,667     | <b>100.0</b> | 304,197     | <b>100.0</b> | 3,758,126   | <b>100.0</b> |

Source: 2013 American Community Survey, five-year estimates.

\*Not included in "total commuters."

### ANNUAL VEHICLE MILES TRAVELED (VMT) PER HOUSEHOLD, 2013

|                                       | Community | Will County | CMAP Region |
|---------------------------------------|-----------|-------------|-------------|
| <b>Average Vehicle Miles Traveled</b> | 26,406    | 23,984      | 16,723      |

Source: CMAP analysis of US Census Bureau, HERE, and Illinois Environmental Protection Agency data.



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### GENERAL MERCHANDISE RETAIL SALES, 2013

|                        | Community     | Will County     | CMAP Region      |
|------------------------|---------------|-----------------|------------------|
| Total Retail Sales*    | \$427,558,732 | \$6,939,318,056 | \$92,667,928,416 |
| Total Sales per Capita | \$23,808.82   | \$10,209.56     | \$10,953.96      |

Source: Illinois Department of Revenue.

\*Does not include qualifying food, drugs, and medical appliances.

### EQUALIZED ASSESSED VALUE, 2012

|              |                      |   |      |
|--------------|----------------------|---|------|
| Residential  | \$694,797,510        | <i>Park Acreage per 1,000 Residents</i> |      |
| Commercial   | \$103,933,883        | Community                               | 45.4 |
| Industrial   | \$40,418,643         | Will County                             | 89.5 |
| Railroad     | \$171,169            | Region                                  | 39.0 |
| Farm         | \$2,842,943          | Walk Score*                             | 31   |
| Mineral      | \$0                  |   |      |
| <b>TOTAL</b> | <b>\$842,164,148</b> |   |      |

Source: Illinois Department of Revenue.

Source: CMAP calculations of 2010 Land Use Inventory; walkscore.com.

\*Walk Score is a number between 0 and 100 that measures the average walkability of a municipality.

### GENERAL LAND USE, 2010

|                           | Acres          | Percent      |
|---------------------------|----------------|--------------|
| Single-Family Residential | 2,807.7        | 29.3         |
| Multi-Family Residential  | 30.2           | 0.3          |
| Commercial                | 352.9          | 3.7          |
| Industrial                | 346.2          | 3.6          |
| Institutional             | 317.3          | 3.3          |
| Mixed Use                 | 0.0            | 0.0          |
| Transportation and Other  | 1,773.4        | 18.5         |
| Agricultural              | 1,860.0        | 19.4         |
| Open Space                | 813.1          | 8.5          |
| Vacant                    | 1,287.6        | 13.4         |
| <b>TOTAL</b>              | <b>9,588.3</b> | <b>100.0</b> |

Source: Chicago Metropolitan Agency for Planning Parcel-Based Land Use Inventory.

### For More Information

Please direct inquiries to Jon Hallas, 312-386-8764 or [JHallas@cmaphillinois.gov](mailto:JHallas@cmaphillinois.gov). To access other Community Data Snapshots for municipalities and counties in the Chicago Metropolitan Agency for Planning's seven-county northeastern Illinois region, visit [www.cmap.illinois.gov/data/metropulse/](http://www.cmap.illinois.gov/data/metropulse/).